



PLANNING COMMISSION AGENDA REPORT

VI. 2

MEETING DATE: OCTOBER 13, 2008

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-08-22
642 HAMILTON STREET**

DATE: OCTOBER 2, 2008

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION


The applicant is requesting approval of a conditional use permit to allow off-site parking spaces on the front portion of this property, which is owned by Page Private School.

APPLICANT

Bart Stryker is the authorized agent for Page Private School.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


KIMBERLY BRANDT, AICP
Asst. Development Services Director

BACKGROUND

The property is located in the City's Westside, within the Mesa West Residential Ownership Urban Plan area. It is surrounded by Page Private School to the west, Rea School across Hamilton Street to the south, and apartments to the north and east.

On June 9, 2008, Planning Commission approved Conditional Use Permit PA-08-13 to allow use of the 40,000 square-foot property as a play field for Page Private School students. A conditional use permit is required for the requested off-site parking on the front portion of this lot. Although the property is owned by Page Private School, the school itself is located on the adjoining parcel; therefore, the conditional use permit is required.

ANALYSIS

The applicant proposes to provide 15 compact parking spaces with an on-site connection to the adjoining Page Private School parking. The applicant is proposing compact spaces in order to maximize the play field area. The parking area would be accessed only from the school's parking lot with an "exit only" driveway onto Hamilton Street. The proposal would result in a loss of three standard parking spaces on the Page Private School lot.

Staff does not anticipate any negative impacts since the proposal would provide a net increase in parking spaces for the school (43 spaces required/provided under PA-00-44; 55 proposed with off-site parking on this lot) with adequate on- and off-site circulation. However, staff recommends a condition requiring at least three of the parking spaces be standard size to make up for the three standard spaces that will be removed to accommodate the proposed on-site access. The remaining 12 parking spaces may be compact since they are extra spaces. Open space will still be in excess of that required by Code for the property (40 percent required; 87 percent proposed).

Current Code requires a minor conditional use permit whenever 10 percent or less of required parking is proposed to be compact. However, the proposed compact parking, as recommended by staff, is parking in excess of that required; therefore, a minor conditional use permit is not required. Additionally, the Transportation Services Division staff has reviewed the proposed plan and has no objections to the applicant's request.

GENERAL PLAN CONSISTENCY

The General Plan permits schools and related facilities in the Medium Density Residential designation. Approval of a conditional use permit for off-site parking for Page Private School would be consistent with the General Plan.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. Approve the conditional use permit. This will allow paving and striping of parking spaces on the front portion of the lot for Page Private School.

2. Deny the application. If Commission denies the application, the property can be improved with a play field as previously approved. However, parking would not be permitted on the property. A similar request may not be submitted for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development Projects.

CONCLUSION

Staff believes that the proposed off-site parking, subject to conditions, would not negatively impact surrounding properties because it provides extra parking for the school with adequate on- and off-site circulation and would still provide excess open space on the property.

Attachments: 1. Draft Planning Commission Approval Resolution
 2. Draft Planning Commission Denial Resolution
 3. Applicant's Project Description Letter
 4. Location Map
 5. Plans

cc: Deputy City Manager - Dev. Svs.
 Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Bart Stryker
 1450 North Tustin Avenue, Suite 200
 Santa Ana, CA 92705

Charles Vaughan
 657 Victoria Street
 Costa Mesa, CA 92627

File: 101308PA0822	Date: 100108	Time: 9:45 a.m.
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ATTACHMENT 1

RESOLUTION NO. PC-08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-08-22

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Bart Stryker, authorized agent for Page Private School, property owner with respect to the real property located at 642 Hamilton Street, requesting approval of a conditional use permit to use the front portion of the property for excess off-site parking for the school, in an R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 13, 2008;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-08-22 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-08-22 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 13th day of October 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on October 13, 2008, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS (approval)

- A. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The General Plan permits schools and related facilities in the Medium Density Residential designation. Therefore, approval of a conditional use permit for off-site parking lot for Page Private School is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the parking lot will provide extra parking for the school and provides adequate on- and off-site circulation. Open space will also exceed that required by the Code.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Development Projects.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- PIng.
1. The applicant is reminded that all conditions and Code requirements of PA-08-13 for the play field still apply.
 2. A minimum of three standard size parking stalls shall be provided on this property, under the direction of the Planning Division.
 3. Applicant shall provide a detailed landscape and/or hardscape plan for Planning staff approval prior to start of any installation on the property.
 4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 5. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 6. The conditions of approval and ordinance or code provisions of planning application PA-08-22 shall be blueprinted on the face of the grading/site plan as part of the plan check submittal package.
 7. Applicant shall contact the Planning Division to arrange Planning inspection of the site prior to permit finals. This inspection is to confirm that conditions of approval and Code requirements have been satisfied.
 8. All construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
- Eng.
9. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.

ATTACHMENT 2

RESOLUTION NO. PC-08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-08-22

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Bart Stryker, authorized agent for Page Private School, property owner with respect to the real property located at 642 Hamilton Street, requesting approval of a conditional use permit to use the front portion of the property for excess off-site parking for Page Private School, in an R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 13, 2008;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-08-22 with respect to the property described above.

PASSED AND ADOPTED this 13th day of October 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (denial)

- A. The proposed use does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. The proposed use is not compatible and harmonious with uses on surrounding properties.
 - 2. The use is not consistent with the General Plan.
 - 3. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially does not comply with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed use is not compatible with developments in the same general area. Granting the conditional use permit will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity.
- C. The Costa Mesa Planning Commission has denied PA-08-22. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

ATTACHMENT 3

1450 North Tustin Avenue, Suite 200
Santa Ana, California 92705
(714) 954-0433 _ Tel
(714) 954-0260 _ Fax

August 4, 2008

strykerengineering@earthlink.net

City of Costa Mesa
Planning Department
Costa Mesa, CA

Subject: – Page School – 642 Hamilton St. – Costa Mesa – CUP – Parking Lot on Playground

We are applying for a Conditional Use Permit on the subject property for the purpose of constructing a 15 space parking lot on the playground adjacent to Page School. The grading and construction of this playground was approved by another Conditional Use Permit (PA 0813) earlier this year.

The proposed parking lot use of this property is entirely compatible with other similar properties in the area. All of the schools in the area have parking facilities for their sites. The proposed parking lot will not be detrimental to other properties in the area and it will benefit them by providing a convenient alternate to parking in the street *by the playground users.*

In order to minimize Hamilton Street driveway openings, the proposed parking lot will be accessed from the west through the existing driveway opening to the existing southerly parking lot of Page School. The 22 foot wide driveway will continue to its exit at the southeast corner of the parking lot through another driveway approach onto Hamilton Street. Thirteen of the parking spaces will be 8 feet wide by 16 feet deep, with an additional 3 feet of landscaping between the end of the parking space and the new 6 foot block wall. The 3 feet will allow bumper overhang, making the effective depth greater than 16 feet. The two end spaces will be the same dimensions except for the width being 10 feet wide. The driveway will be 22 feet wide in accordance with City Standards for compact spaces. The driveway and parking spaces will be paved with stone pavers similar to that in front of the school on Victoria Street. The 20 foot setback area between Hamilton and the driveway will be landscaped. The paved parking area portion of the 39,270 SF site will be ~~4994~~ 4994 SF.

Respectfully submitted,



G. Bart Stryker
RCE 13195

cc Charles Vaughn, Page School

ATTACHMENT 4

LOCATION MAP

